



77A LEADENHALL STREET, LONDON EC3A 3DH

Prominent Grab & Go Opportunity

New Lease Available

998 SQ FT / 92.7 SQ M



LOCATION

The property is situated on the eastern end of Leadenhall Street, at the junction with Fenchurch Street and Aldgate High Street.

Nearby occupiers include, Costa Coffee, Café Nero, Co-Op and Nationwide Building, Society with Aldgate home to the likes of Pret, EAT, ITSU, Boots and Subway.

TERM

For a term to be agreed on an effectively full repairing and insuring basis and excluded from the Security of Tenure provisions of the Landlord & Tenant Act.

RENT

Quoting rent of £65,000 pax.

ACCOMMODATION

The premises comprise an E-class retail unit arranged over ground and mezzanine floor levels having the following approximate areas.

Ground floor	798 Sq Ft	74.1Sq M
Mezzanine	200 Sq Ft	18.6 Sq M
Total	998 Sq Ft	92.7 Sq M

EPC

An EPC will be made available upon request.

RATES (2022/23)

Rateable value:	£39,000.00
Rates payable (UBR multiplier: £0.511):	£19,929
Rateable value 2023/2024:	£53,500

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

LEGAL COSTS

Each party to bear its own costs.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

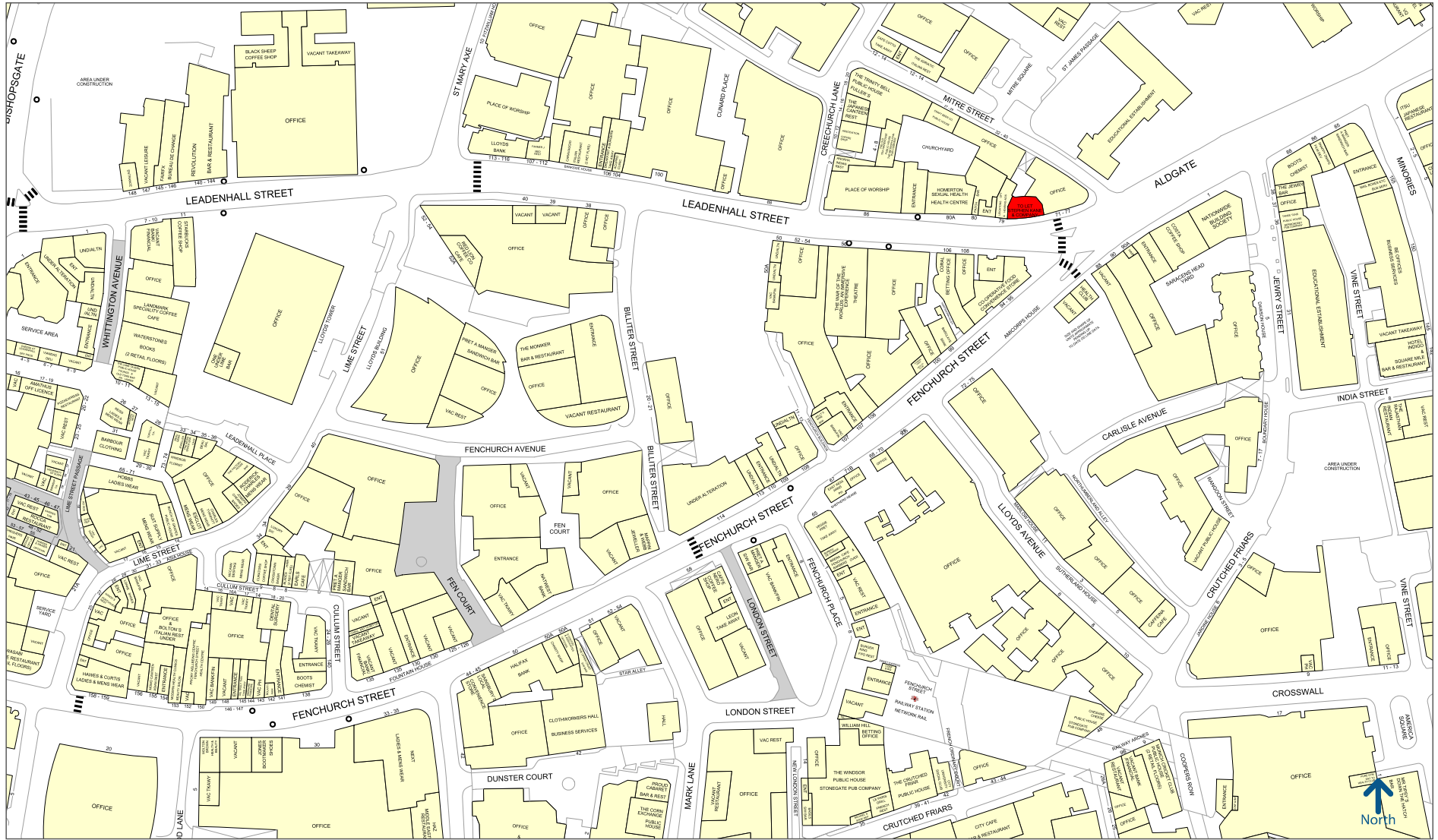
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